8965 SW 63RD COURT

8965 SW 63RD CT, PINECREST,
FL 33156, USA

MISC. SHOP DWGS

INDEX OF DRAWINGS

SHEET	DESCRIPTION
X-0.0	COVER PAGE
X-0.1	GENERAL NOTES
X-0.2	GENERAL NOTES
X-1.0	GROUND FLOOR KEY PLAN
X-1.1	SECOND FLOOR KEY PLAN
X-2.0	STAIR GROUND FLOOR PLAN VIEW
X-2.1	STAIR SECOND FLOOR PLAN VIEW
X-3.0	STAIR ELEVATION
X-3.1	DETAIL & SECTION
1 X-4.0	GLASS RAILING & HANDRAIL @ STAIR GROUND FLOOR PLAN VIEW
X-4.1	GLASS RAILING @ STAIR SECOND FLOOR PLAN VIEW
1 X-4.2	SECTIONS & DETAILS
X-5.0	GLASS RAILING @ STAIR ELEVATION
X-5.1	ELEVATION, SECTIONS & DETAILS
X-5.2	DETAIL

SHOP DRAWING REVIEW

Project Name
De La Concepcion Residence

ROCHELL ENGINEERING

☑ APPROVED ☐ REJECTED
☐ REVISE & RESUBMIT ☐ APPROVED AS NOTED

BY Alex Rochell, PE DATE 8/28/2026

SUBMITTAL# SPEC

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DATE: 08-28-26 REVIEWED BY: J. ESTORINO
ON BEHALF OF PACHECO ARCHITECTURE, LLC.

CITY STAMP:

Eastern Engineering Group
3401 NW 82nd Avenue Suite 370 Doral, FL 33122
Phone: (305) 599-8133 info@easterneg.com
www.easterneg.com

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JOB No.: 26 0651 | VERSION: 03 | DATE: 8/27/2026

LOCATION: 8965 SW 63RD CT, PINECREST, FL 33156, USA

CLIENT:
INTERNATIONAL IRON WORKS, LLC

PM: MARIO MORALES | DRAWN BY: A.F.

DESIGNED BY: M.E.P. | CHECKED BY: GONZALO A. PAZ

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1	CITY COMMENTS	07/14/26	

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Digitally signed by Gonzalo A Paz
Date: 2026.08.31 09:55:26-04'00'

GONZALO A. PAZ
LICENSE
No 60734
STATE OF FLORIDA
PROFESSIONAL ENGINEER

8/27/2026

GONZALO A. PAZ, PE. (Lic No-60734)

CERTIFICATE OF AUTHORIZATION No. 26655

SHEET NAME:
COVER PAGE

X-0.0

GENERAL NOTES:

(*) IF APPLICABLE.

1. ALL WORK SHALL CONFORM TO FLORIDA BUILDING CODE 2023.
2. IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
3. (*) EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION SUPPLIED BY OTHERS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MEET WITH ALL APPLICABLE UTILITY COMPANIES TO VERIFY ALL UNDER– GROUND FACILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION.
4. (*) ALL EXCAVATIONS SHALL PROCEED WITH EXTREME CAUTION AT ALL TIMES. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE ALL DAMAGES.
5. THIS WORK REQUIRES A BUILDING PERMIT. DO NOT BEGIN WORKING UNTIL A BUILDING PERMIT IS OBTAINED.
6. CONTRACTOR IS TO FURNISH ALL LABOR, MATERIALS, SERVICES AND EQUIPMENT NECESSARY TO COMPLETE ALL WORK SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.
7. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
8. ENGINEERS' VISITS TO THE SITE, AS PER G.C OR OWNER'S REQUEST DURING CONSTRUCTION SHALL BE SCHEDULED WITHIN 24 HOURS PRIOR TO INSPECTION.
9. THE CONTRACTOR SHALL MAKE REQUIRED ARRANGEMENTS, SECURE AND PAY FOR ALL BARRICADES, ENCLOSURES, AND FENCING AS NEEDED FOR AND DURING THE PROGRESS TO PROTECT ADJACENT PROPERTIES.
10. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL SERVICES OR WORK WITHOUT PRIOR NOTIFICATION TO THE OWNER.
11. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS CONSTRUCTION, AND FOR THE SEQUENCES AND PROCEDURES TO BE USED.
12. (*) EXISTING GRADES WERE TAKEN FROM THE BEST AVAILABLE DATA AND MAY NOT ACCURATELY REFLECT PRESENT CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING WITH CURRENT SITE CONDITIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO STARTING WORK.
13. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE JOB SITE. ANY DISCREPANCIES BETWEEN PLANS, SECTIONS AND DETAILS OR THE APPLICABLE CODES OR REGULATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER DURING BIDDING OR BEFORE WORK BEGINS IN ORDER TO CLARIFY THE REQUIREMENTS AND TO EFFECT THE NECESSARY MODIFICATIONS, CHANGES AND /OR INSTRUCTIONS.
14. CONTRACTOR TO VERIFY THE LOCATION OF ANY EXISTING UTILITY LINE AND IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR REPAIRS FOR ANY DAMAGE AS A RESULT OF THE WORK.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ALL DISTURBED EXISTING CONDITIONS AND PROPER DISPOSAL OF ANY EXTRA MATERIALS & GARBAGE FROM THE SITE AFTER COMPLETION OF WORK.
16. DRAWINGS AND DIMENSIONS ARE BASED UPON DRAWINGS SUPPLIED BY THE CLIENT. EASTERN ENGINEERING GROUP WILL NOT BE RESPONSIBLE FOR ERRORS OR MISINTERPRETATIONS OF THE SYSTEM DESIGNED BY US BASED ON CLIENT CONFIRMED DESIGN AND DIMENSIONS. ADDITIONAL DRAFTING TIME EMPLOYED IN THE CHANGE OF THE DESIGN AFTER SIGNING AND SEALING OF DRAWINGS WILL RESULT IN ADDITIONAL COST.
17. DO NOT SUBSTITUTE MATERIALS, EQUIPMENTS OR METHODS OF CONSTRUCTION UNLESS SUCH SUBSTITUTIONS OR CHANGES HAVE BEEN APPROVED IN WRITING BY THE OWNER.
18. EASTERN ENGINEERING GROUP HAS GENERATED THESE STRUCTURAL SHOP DRAWINGS BASED ON A PROVIDED DESIGN THAT HAS BEEN DEVELOPED BY A LICENSED ARCHITECT OR A COMPETENT LICENSED DESIGN PROFESSIONAL WHO CONFIRMED COMPLIANCE WITH ALL APPLICABLE NATIONAL AND FLORIDA BUILDING CODES.
19. (*) ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
20. EASTERN ENGINEERING GROUP SHALL NOT BE LEGALLY RESPONSIBLE FOR THE STRUCTURAL DESIGN OF ANY COMPONENT AND/OR PRODUCT USED IN OUR PROJECTS WHICH HAS BEEN PREVIOUSLY GRANTED A PATENT OR COPYRIGHT. THE CONFIRMATION OF INTELLECTUAL PROPERTY OWNERSHIP IS BEYOND OUR SCOPE AS STRUCTURAL ENGINEERS AND SHALL BE THE SOLE RESPONSIBILITY OF OUR CLIENT.
21. EASTERN ENGINEERING GROUP HAS EXCLUSIVELY DESIGNED THE STRUCTURE AND/OR BUILDING COMPONENTS IN COMPLIANCE WITH THE APPLICABLE EDITION OF THE FLORIDA BUILDING CODE AND DESIGN STANDARDS FOR STRUCTURAL REQUIREMENTS ONLY. THE EXISTING STRUCTURE MUST SUPPORT THE LOADS IMPOSED BY THE SYSTEM OR SYSTEMS. ENGINEER ON RECORD OF THE BUILDING OR CERTIFIED PROFESSIONAL ENGINEER SHALL VERIFY THE STRUCTURE FOR SUCH LOADINGS.
22. STRUCTURAL ELEMENTS WILL BE AS DESIGNED BY THE EASTERN ENGINEERING GROUP AND AS APPROVED BY ARCHITECT AND/OR OWNERS, TO CONFORM GENERALLY WITH THE ARCHITECTURAL DRAWING AND SPECIFICATIONS.
23. CONTRACTOR SHALL CONSIDER ALL ARCHITECTURAL FINISHES, INCLUDING FLOOR FINISHES, WHETHER INDICATED OR NOT ON STRUCTURAL DRAWINGS, FOR INSTALLATION AND DIMENSIONAL COORDINATION. FINAL ELEVATIONS AND DIMENSIONS SHALL BE VERIFIED BASED ON FINISHED FLOOR LEVELS. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL ELEVATIONS PRIOR TO FABRICATION
24. FLORIDA BUILDING CODE, 2023 EDITION LOADS:

RAILING:

P=CONCENTRATED LOAD OF 200 # IN ANY DIRECTION AT ANY PLACE OF TOP MEMBER.
W= DISTURB. LOAD OF 50 PLF AT TOP MEMBER (NOT APPLICABLE FOR RESIDENTIAL APPLICATIONS)

STAIRS

DL=DISTRIBUTED LOAD 30 PSF TOTAL (SYSTEM 15 PSF, SUPERIMPOSED 15 PSF) AS PER STRUCTURAL PLANS BY ALEXANDER ROCHELL FL PE #60735 SHEET S–23. REV #3 DATE: 11/25/25.
LL=DISTRIBUTED LOAD 40 PSF (ONE–AND TWO–FAMILY DWELLINGS, FBC 2023 TABLE 1607.1) OR 300# CONC. IN 4SQ–IN

25. (*) THE EXISTING STRUCTURE MUST SUPPORT THE LOADS IMPOSED BY THE SYSTEM OR SYSTEMS. ENGINEER ON RECORD OF THE BUILDING OR FLORIDA PROFESSIONAL STRUCTURE FOR SUCH LOADINGS. THIS SHOP DRAWINGS DOES NOT
26. THE QUANTITIES AND DIMENSIONS SHOWN ON THE DRAWINGS ARE B DRAWINGS.
27. ALL DIMENSIONS TO BE VERIFIED.

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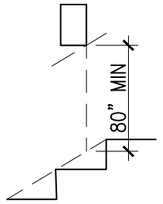
GENERAL NOTES

X-0.1

28. STAIRWAYS SHALL HAVE A HEADROOM CLEARANCE OF NOT LESS THAN 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW, ONE TREAD DEPTH BEYOND THE BOTTOM RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING. G.C. SHALL VERIFY HEADROOM REQUIREMENTS AS SHOWN BELOW. CONTACT A.O.R. OR E.O.R IN CASE EXIST. COND. DO NOT COMPLY WITH THIS REQUIREMENTS.



29. SHOP DRAWINGS MUST BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER OF RECORD (E.O.R) AND BY THE ARCHITECT OF RECORD (A.O.R.) PRIOR TO FABRICATION

30. CONTRACTOR SHALL FIELD VERIFY (BY X-RAY) LOCATION OF EXISTING CABLES INTO EXISTING CONCRETE SLAB PRIOR INSTALLATION (IF APPLICABLE)

31. THE ENGINEER SIGNING THESE PLANS ASSUMES NO RESPONSIBILITY FOR THE PLACEMENT OF ANY ITEMS WITHIN THIS PROJECT OR THEIR LOCATION WITHIN THE SETBACK OR ANY RESTRICTED ZONING. ANY ZONING AND SETBACK COMPLIANCE IS SOLELY THE RESPONSIBILITY OF THE ARCHITECT, SURVEYOR, PROPERTY OWNER OR THEIR REPRESENTATIVE.

LEGEND

A.F.F. – (ABOVE FINISH FLOOR)
A.O.R. – (ARCHITECT OF RECORD)
D.E.O.R. – (DESIGNERS OF RECORD)
E.D. – (EDGE DISTANCE)
F.F. – (FINISH FLOOR)
F.T.F. – (FINISH TO FINISH)
G.C. – (GENERAL CONTRACTOR)
HSS – (HOLLOW STRUCTURAL SECTION)
I.D. – (INSIDE DIAMETER)
O.C. – (ON CENTER)
O.D. – (OUTSIDE DIAMETER)
R.T. – (RECTANGULAR TUBE)
S.E.O.R. – (STRUCTURAL ENGINEER OF RECORD)
S.S. – (STAINLESS STEEL)
THK. – (THICKNESS)
TYP. – (TYPICAL)

GLASS

1. ALL GLASS IN THIS PROJECT WILL BE SAFETY GLASS ACCORDING TO FBC 2023– SECTION 2407.1

2. LAMINATED GLASS 9/16. COMPOSED OF (2) 1/4" FULLY TEMPERED GLASS WITH 0.060 SENTRY GLASS PLUS INTERLAYER FILM.

3. FULLY TEMPERED GLASS AND LAMINATED GLASS SHALL COMPLY WITH CATEGORY II OF CPSC 16 CFR 1201 OR CLASS A OF ANSI Z97.1, LISTED IN CHAPTER 35.ANSI Z97.1.

STRUCTURAL STEEL

1. STRUCTURAL STEEL HAS BEEN DESIGNED IN ACCORDANCE WITH THE BUILDING CODE AND AISC SPECIFICATIONS 15TH EDITION.

2. STRUCTURAL STEEL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS NOTED OTHERWISE ON THE DRAWINGS:

TYPE	ASTM	GRADE	FY
ALL OTHER STANDARD STEEL SHAPES	A36	----	36.0 KSI
STRUCTURAL TUBING RECTANGULAR HSS	A500	B	46.0 KSI
ANCHOR BOLTS	A307	----	----
BOLTED CONNECTIONS	A325-N	----	----

3. ALL WELDING SHALL BE IN ACCORDANCE WITH LATEST AWS CODE. ALL WELDS SHALL USE E70XX ELECTRODES.

4. WELDING SHALL BE TOUCHED UP WITH ZINC BASE RUST INHIBITING PAINT AFTER WELDING HAS TAKEN PLACE.

5. ALL CONNECTIONS TO BE WELDED USE 3/16" MIN. WELD SIZE, TYPICAL U.N.O.

6. PAINT STEEL HOT GALVANIZED SURFACES IN CONTACT WITH CONCRETE WITH ALKALI-RESISTANCE COATINGS, SUCH AS HEAVY-BODIED BITUMINOUS PAINT OR WEATHER-WHITE METHACRYLATE LACQUER. STEEL IN CONTACT WITH ALUMINUM SHALL BE PAINED WITH 850-Y-01 FAST DRY ZINC PHOSPHATE.

7. STEEL SYSTEMS USED IN EXTERIOR APPLICATIONS AND/OR EXPOSED TO ADVERSE CONDITIONS MUST BE PROPERLY AND REGULARLY MAINTAINED TO MINIMIZE CORROSION WHICH CAN RESULT IN EVENTUAL STRUCTURAL FAILURE.

8. QUANTITIES AND DIMENSIONS SHOWN ON THE DRAWINGS ARE BASED ON THE ARCHITECTURAL DRAWINGS.

STAINLESS STEEL

1. STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATION:
ALL ROLLED SHAPES: STIFFENER, PLATES, CHANNELS ANGLES, PLATES AND BARS.
ASCE/SEI 8-02; ASTM A240/240M-(2015b); A611

STRONG AND WEAK AXIS ALLOWABLE STRESS:
FB=34800 PSI, FV=20830 PSI FOR DUPLEX S.S. (S32304 SS) FY=58KSI

2. WELDING:

ALL WELDING IS TO BE PERFORMED BY CERTIFIED WELDERS. ELECTRODES TO BE AWS E309 OR E318.

WELD E309 OR E318.....80 KSI (TENSILE S

ALL FIELD WELDING SHALL BE INSPECTED BY AN INDEPENDEN
THE OWNER. ALL WELDING SHALL CONFORM TO THE REQUIREM
WELDING BUILDING CONSTRUCTION IN ACCORDANCE TO THE AM

3. ALL CONNECTIONS TO BE WELDED USE 3/16" MIN. WELD SIZ

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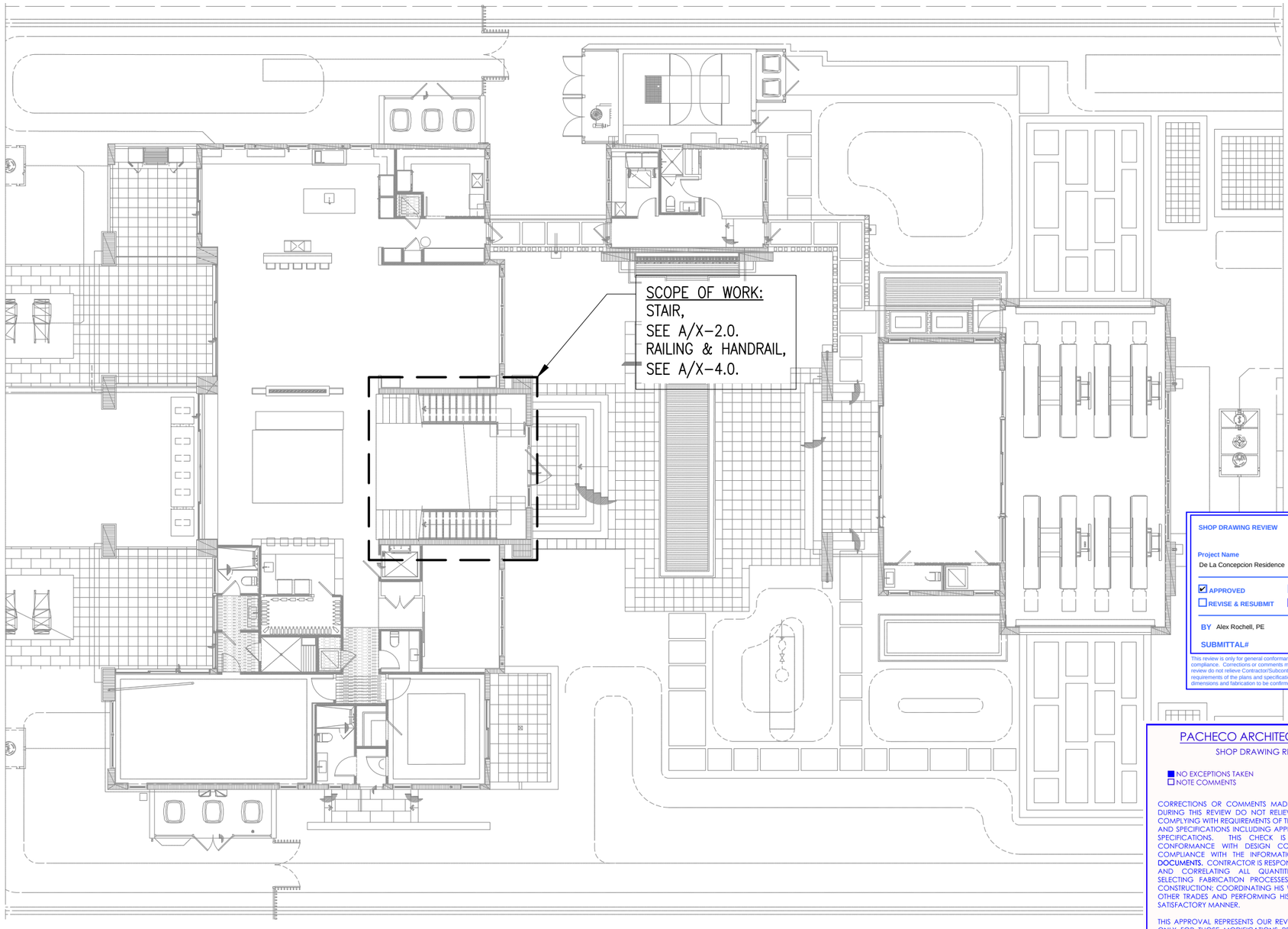
GENERAL NOTES

X-0.2



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X-1.0

GROUND FLOOR KEY PLAN

SCALE: 1/16"=1'-0"

N

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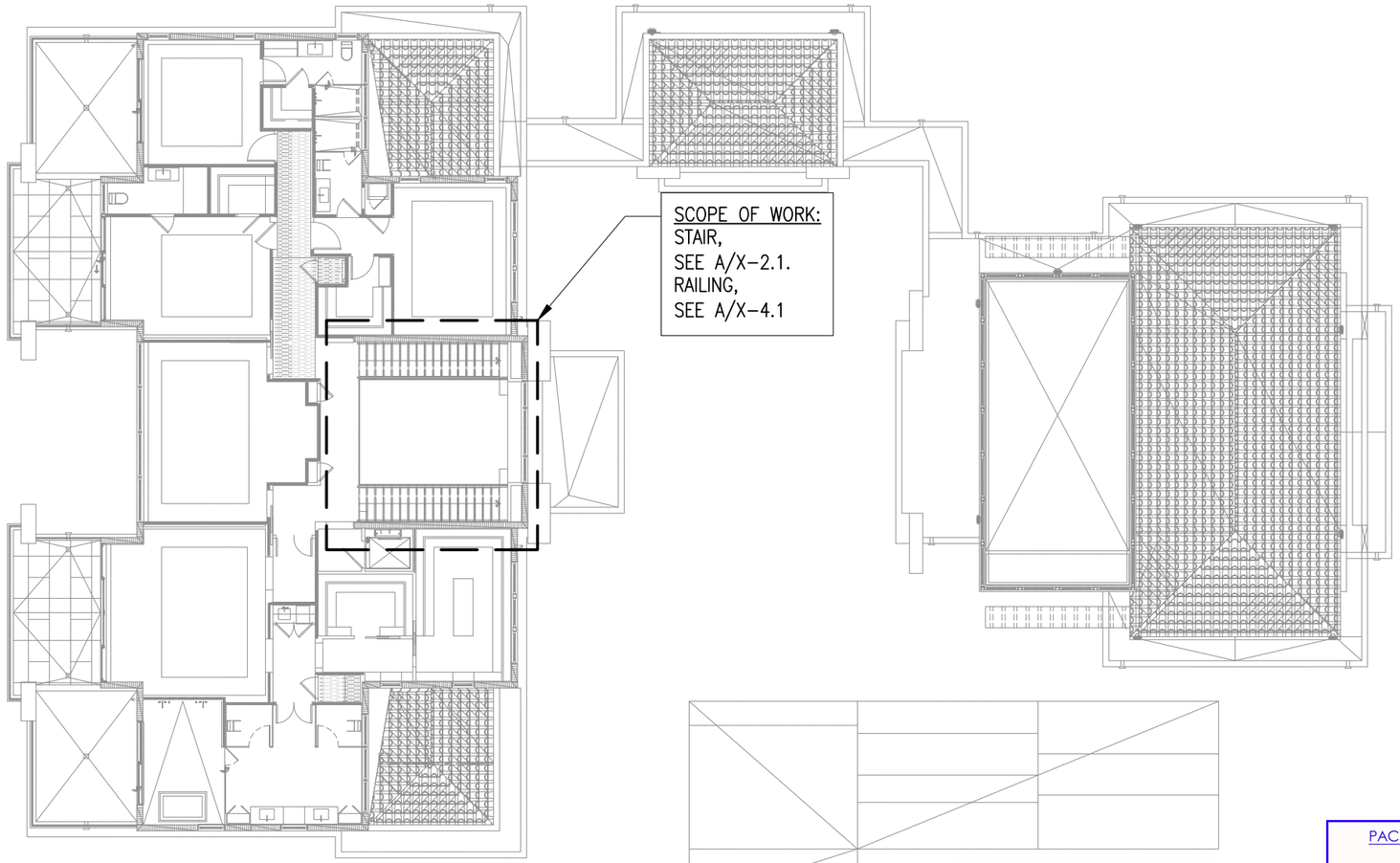
PROFESSIONAL ENGINEER

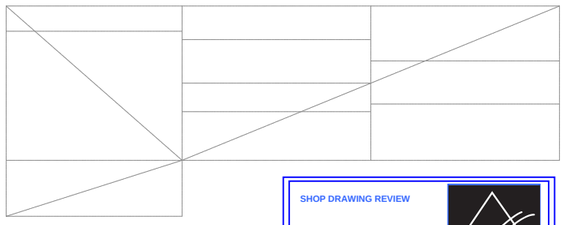
8/27/2026

GONZALO A. PAZ, PE. (Lic No-60734)
CERTIFICATE OF AUTHORIZATION No. 26655

SHEET NAME:
GROUND FLOOR KEY PLAN

X-1.0





SHOP DRAWING REVIEW

Project Name
De La Concepcion Residence

ROCHELL ENGINEERING

☑ APPROVED ☐ REJECTED
☐ REVISE & RESUBMIT ☐ APPROVED AS NOTED

BY Alex Rochell, PE DATE 8/28/2026

SUBMITTAL# SPEC

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PACHECO ARCHITECTURE, LLC.
SHOP DRAWING REVIEW

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☐ NOTE COMMENTS ☐ RE-SUBMIT

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DATE: 08-28-26 REVIEWED BY: J. ESTORINO
ON BEHALF OF PACHECO ARCHITECTURE, LLC.

A
X-1.1

SECOND FLOOR KEY PLAN

SCALE: 1/16"=1'-0"

N

CITY STAMP:

Eastern
Engineering Group
3401 NW 82nd Avenue Suite 370 Doral, FL 33122
Phone: (305) 599-8133 info@easterneg.com
www.easterneg.com

PROJECT NAME:
8965 SW 63RD COURT

JOB No.: 26 0651 | VERSION: 03 | DATE: 8/27/2026

LOCATION: 8965 SW 63RD CT, PINECREST, FL 33156, USA

CLIENT:
INTERNATIONAL IRON WORKS, LLC

PM: MARIO MORALES | DRAWN BY: A.F.
DESIGNED BY: M.E.P. | CHECKED BY: GONZALO A. PAZ

No.	DESCRIPTION	DATE	APP'D

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Digitally signed by Gonzalo A Paz
Date: 2026.08.31 09:55:28-04'00'

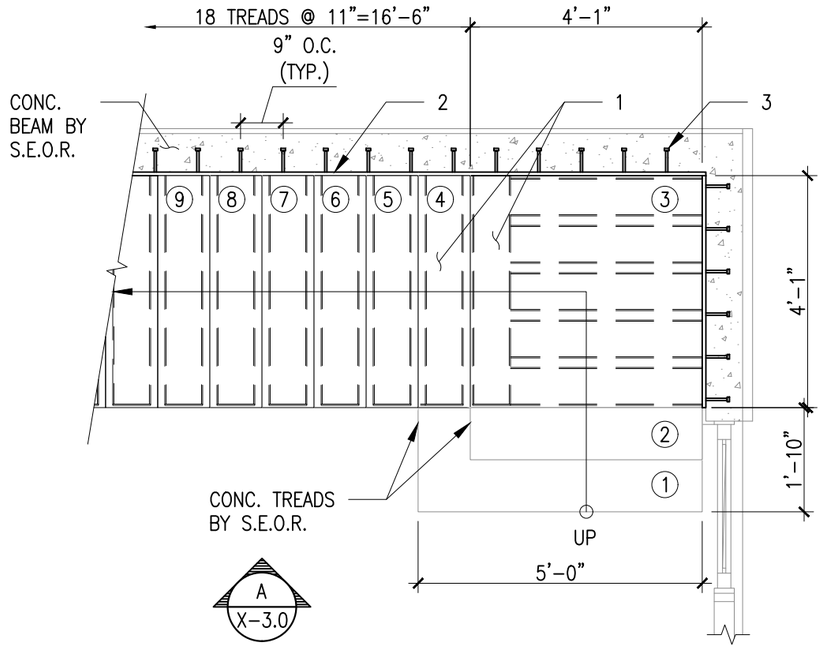
GONZALO A. PAZ
LICENSE
No 60734
STATE OF FLORIDA
PROFESSIONAL ENGINEER

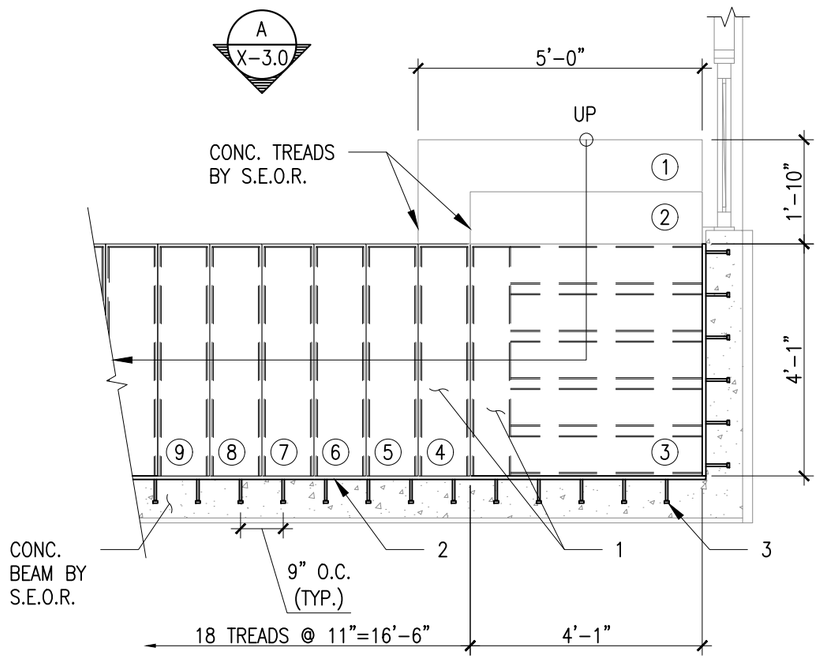
8/27/2026

GONZALO A. PAZ, PE. (Lic No-60734)
CERTIFICATE OF AUTHORIZATION No. 26655

SHEET NAME:
SECOND FLOOR KEY PLAN

X-1.1





A / X-2.0 **STAIR GROUND FLOOR PLAN VIEW**

SCALE: 3/8"=1'-0"

NOTE:
CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR FABRICATION AND INSTALLATION.

LEGEND:
1. HSS8X2X1/4 STEEL TREAD, Fy=46KSI.
2. PL5/8X12 STEEL CONTINUOUS EMBED PLATE, Fy=36KSI.
3. ø1/2"X4" NELSON STUDS W/ 9" MIN. SPACING AND 4" MIN. EDGE DISTANCE.

SHOP DRAWING REVIEW

ROCHELL ENGINEERING

Project Name
De La Concepcion Residence

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☐ REVISE & RESUBMIT ☐ APPROVED AS NOTED

BY Alex Rochell, PE DATE 8/28/2026

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ON BEHALF OF PACHECO ARCHITECTURE, LLC.

CITY STAMP:

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Phone: (305) 599-8133 info@easterneg.com
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LOCATION: 8965 SW 63RD CT, PINECREST, FL 33156, USA

CLIENT:
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PM: MARIO MORALES | DRAWN BY: A.F.

DESIGNED BY: M.E.P. | CHECKED BY: GONZALO A. PAZ

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GONZALO A. PAZ LICENSE No 60734 STATE OF FLORIDA PROFESSIONAL ENGINEER

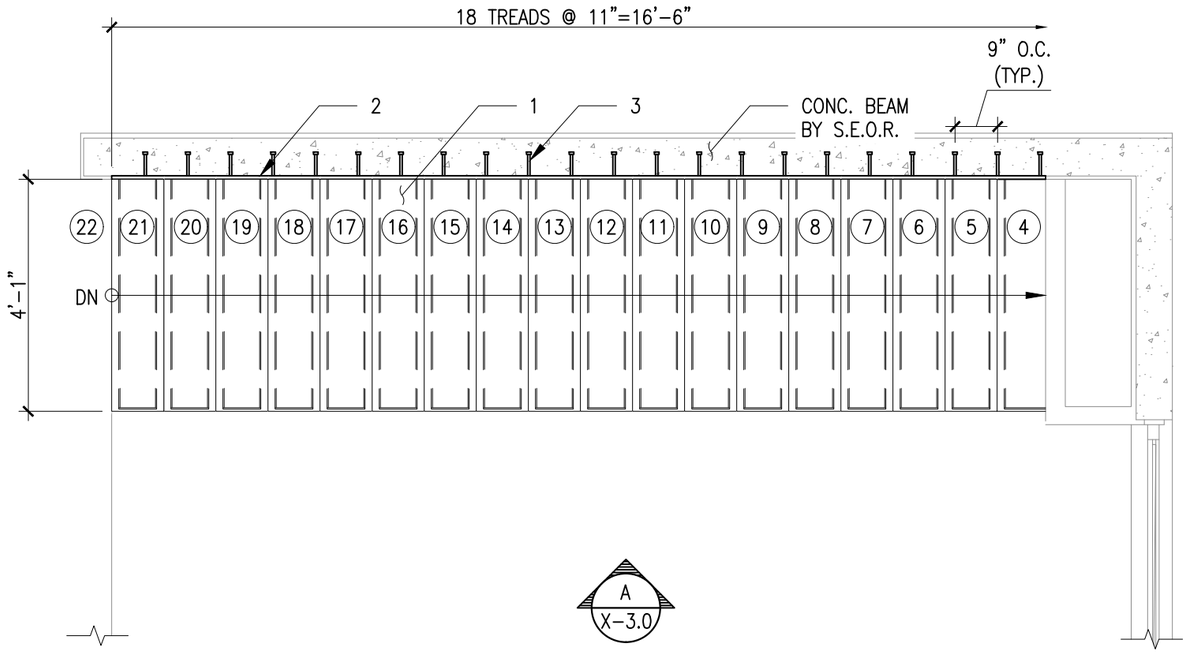
8/27/2026

GONZALO A. PAZ, PE. (Lic No-60734)

CERTIFICATE OF AUTHORIZATION No. 26655

SHEET NAME:
STAIR GROUND FLOOR PLAN VIEW

X-2.0



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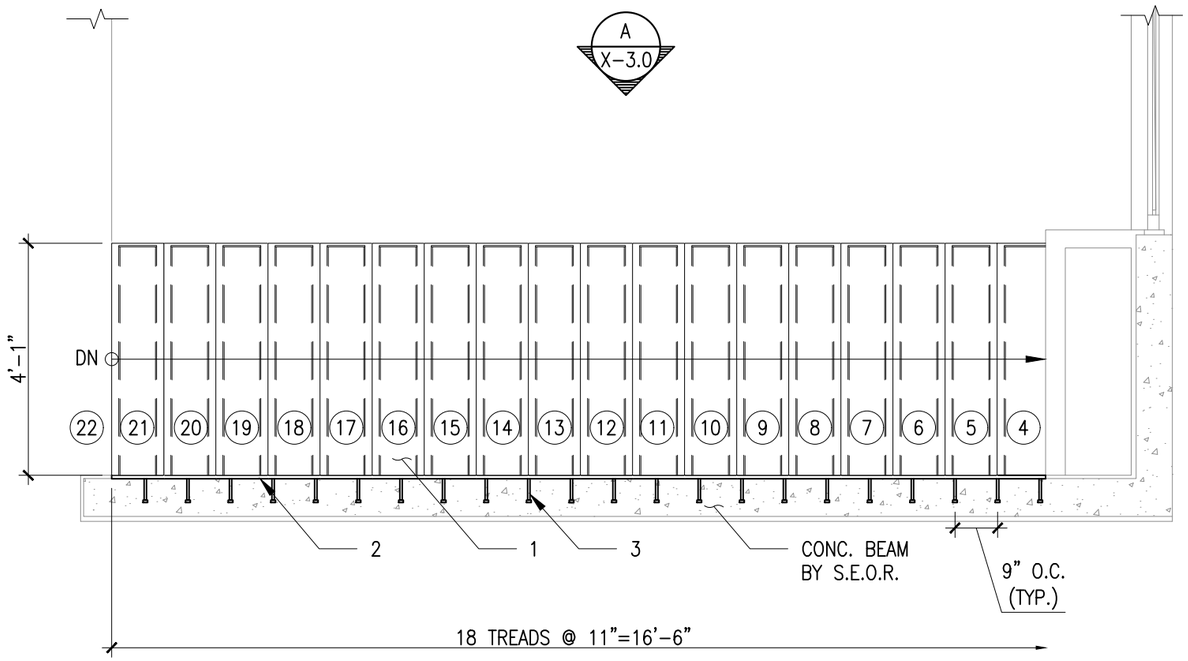

A
X-2.1

STAIR SECOND FLOOR PLAN VIEW

SCALE: 3/8"=1'-0"

SHOP DRAWING REVIEW

Project Name
De La Concepcion Residence

ROCHELL ENGINEERING

☑ APPROVED ☐ REJECTED
☐ REVISE & RESUBMIT ☐ APPROVED AS NOTED

BY Alex Rochell, PE DATE 8/28/2026

SUBMITTAL# SPEC

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PACHECO ARCHITECTURE, LLC.
SHOP DRAWING REVIEW

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ON BEHALF OF PACHECO ARCHITECTURE, LLC.

CITY STAMP:

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Phone: (305) 599-8133 info@easterneg.com
www.easterneg.com

PROJECT NAME:
8965 SW 63RD COURT

JOB No.: 26 0651 | VERSION: 03 | DATE: 8/27/2026
LOCATION: 8965 SW 63RD CT, PINECREST, FL 33156, USA
CLIENT: INTERNATIONAL IRON WORKS, LLC

PM: MARIO MORALES | DRAWN BY: A.F.
DESIGNED BY: M.E.P. | CHECKED BY: GONZALO A. PAZ

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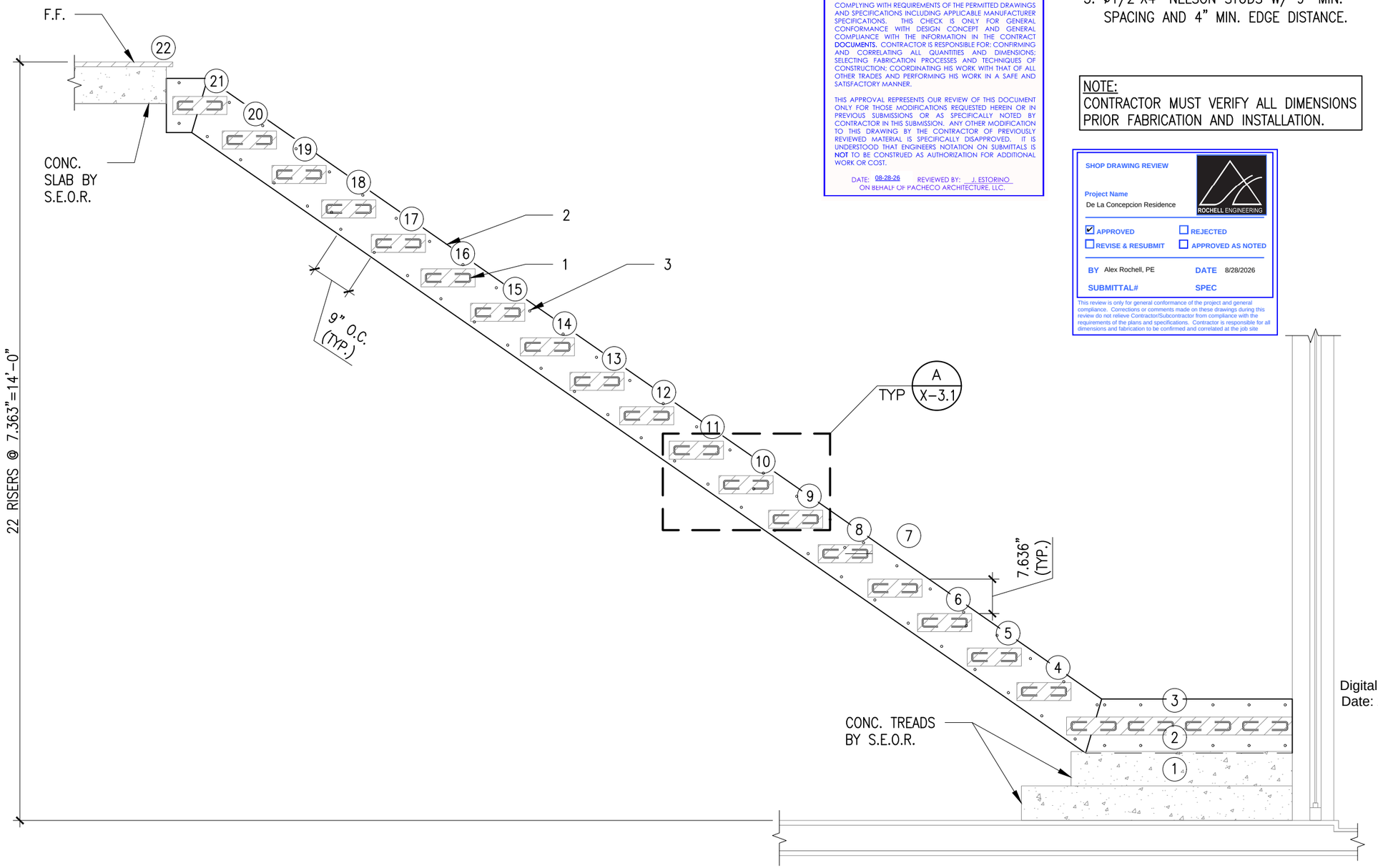
GONZALO A. PAZ LICENSE No 60734 STATE OF FLORIDA PROFESSIONAL ENGINEER

8/27/2026

GONZALO A. PAZ, PE. (Lic No-60734)
CERTIFICATE OF AUTHORIZATION No. 26655

SHEET NAME:
STAIR SECOND FLOOR PLAN VIEW

X-2.1



A STAIR ELEVATION (X-3.0)
SCALE: 1/2"=1'-0"

PACHECO ARCHITECTURE, LLC.
SHOP DRAWING REVIEW

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ON BEHALF OF PACHECO ARCHITECTURE, LLC.

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SHOP DRAWING REVIEW
ROCHELL ENGINEERING
Project Name
De La Concepcion Residence
☑ APPROVED ☐ REJECTED
☐ REVISE & RESUBMIT ☐ APPROVED AS NOTED
BY Alex Rochell, PE DATE 8/28/2026
SUBMITTAL# SPEC
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JOB No.: 26 0651 | VERSION: 03 | DATE: 8/27/2026
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8/27/2026

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CERTIFICATE OF AUTHORIZATION No. 26655

SHEET NAME:
STAIR ELEVATION

X-3.0

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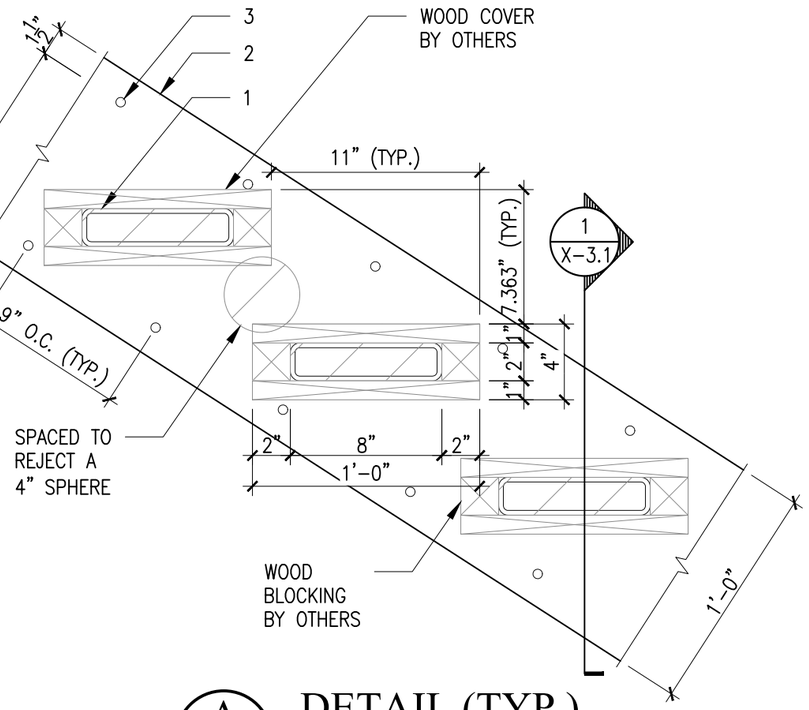
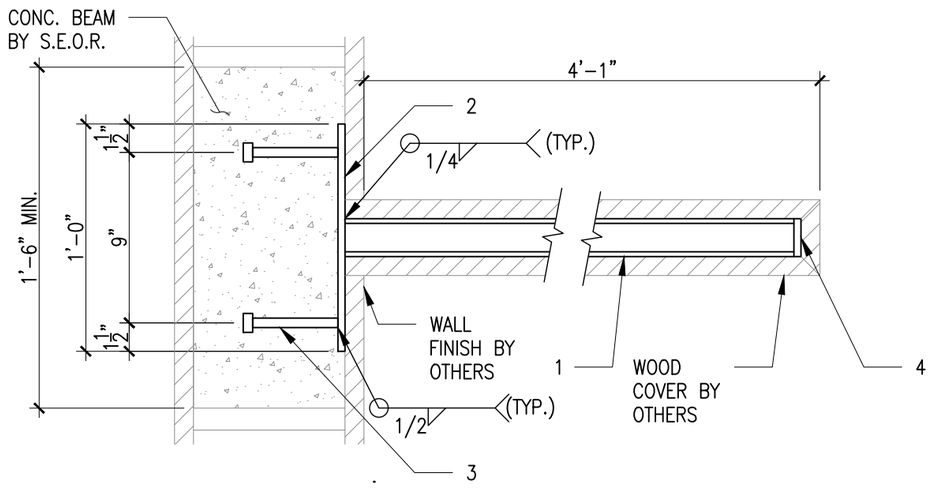


A X-3.1 DETAIL (TYP.)
SCALE: 1 1/2"=1'-0"



1 X-3.1 SECTION (TYP.)
SCALE: 1 1/2"=1'-0"

SHOP DRAWING REVIEW
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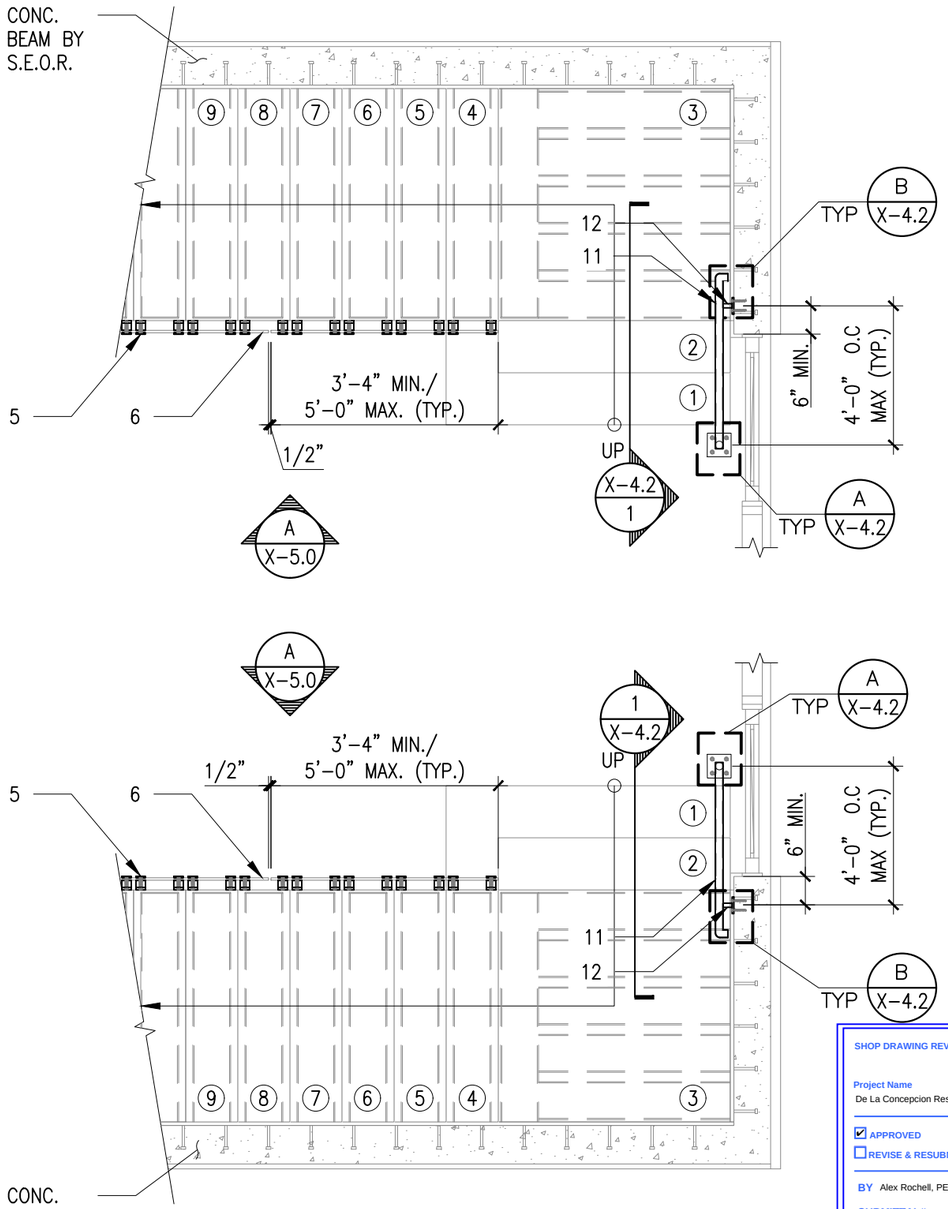
SHEET NAME:
DETAIL & SECTION

X-3.1



GLASS RAILING & HANDRAIL @ STAIR GROUND FLOOR PLAN VIEW

A / X-4.0

SCALE: 3/8"=1'-0"

NOTE:
CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR FABRICATION AND INSTALLATION.

LEGEND:

5. ø1-31/32"X1-3/16" S.S STAND-OFF BY Q-RAILING PAIR @ 24" O.C. MAX. MIN. (2) PAIR/GLASS PANEL.
6. 9/16" LAMINATED TEMPERED GLASS COMPOSED (2) 1/4" FULLY TEMPERED GLASS W/ 0.06 SENTRY GLASS PLUS INTERLAYER FILM, SEE GLASS NOTES.
11. ø1.90"X0.145" STEEL ROUND CONTINUOUS HANDRAIL, FY = 42 KSI.
12. ø3/4" STEEL SOLID ROUND BRACKET @ 4'-0" O.C MAX. (TYP.), FY= 36 KSI.

SHOP DRAWING REVIEW

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DATE: 08-28-26 REVIEWED BY: J. ESTORINO
ON BEHALF OF PACHECO ARCHITECTURE, LLC.

CITY STAMP:

Eastern Engineering Group
3401 NW 82nd Avenue Suite 370 Doral, FL 33122
Phone: (305) 599-8133 info@easterneg.com
www.easterneg.com

PROJECT NAME:
8965 SW 63RD COURT

JOB No.: 26 0651 | VERSION: 03 | DATE: 8/27/2026

LOCATION: 8965 SW 63RD CT, PINECREST, FL 33156, USA

CLIENT:
INTERNATIONAL IRON WORKS, LLC

PM: MARIO MORALES | DRAWN BY: A.F.

DESIGNED BY: M.E.P. | CHECKED BY: GONZALO A. PAZ

No.	DESCRIPTION	DATE	APP'D
1	CITY COMMENTS	07/14/26	

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Digitally signed by Gonzalo A Paz
Date: 2026.08.31 09:55:30-04'00'

GONZALO A. PAZ LICENSE No 60734 STATE OF FLORIDA PROFESSIONAL ENGINEER

8/27/2026

GONZALO A. PAZ, PE. (Lic No-60734)

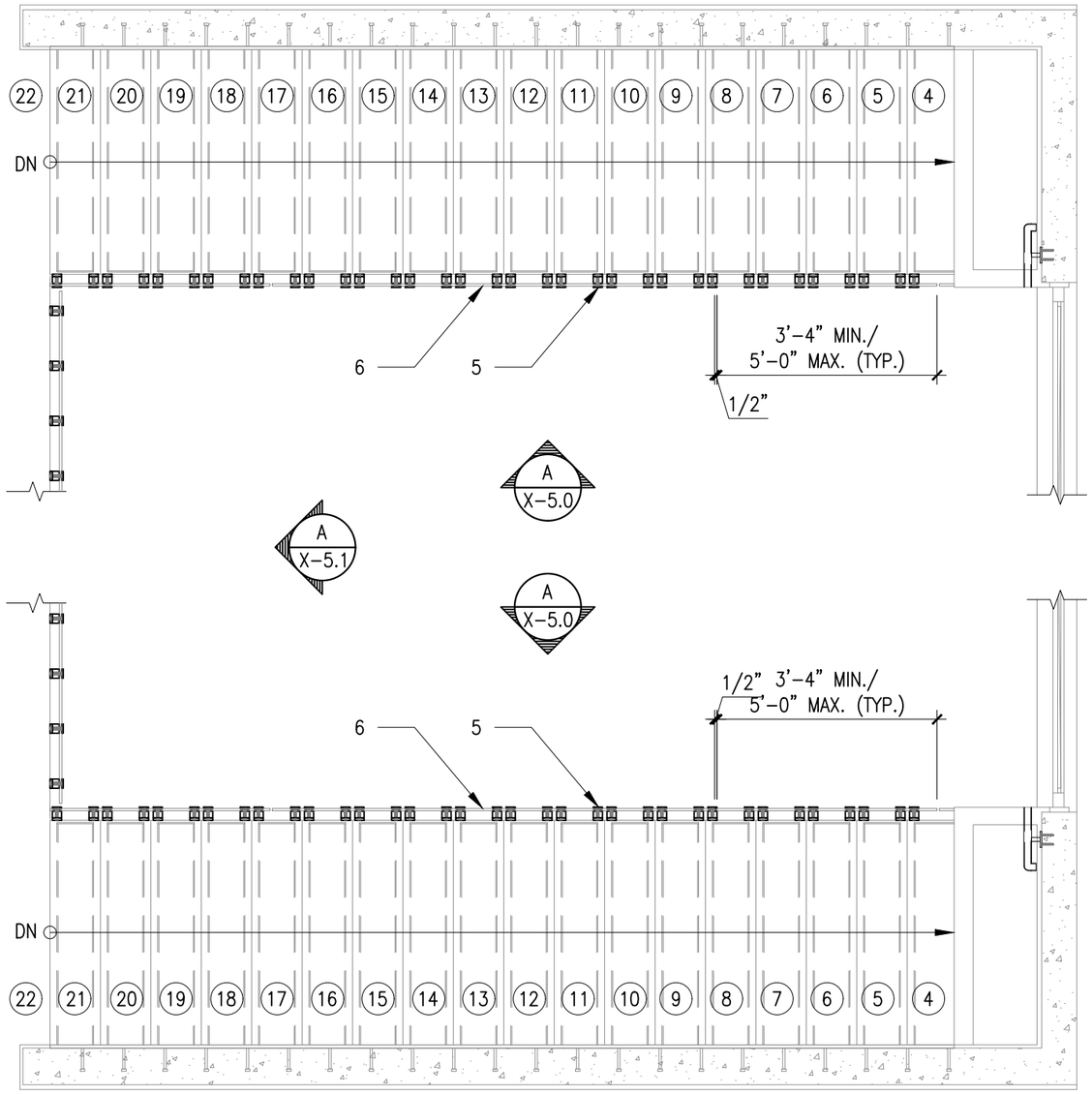
CERTIFICATE OF AUTHORIZATION No. 26655

SHEET NAME:
GLASS RAILING @ STAIR GROUND FLOOR PLAN VIEW

X-4.0

NOTE:
CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR FABRICATION AND INSTALLATION.

LEGEND:
5. ø1–31/32"X1–3/16" S.S STAND–OFF BY Q–RAILING PAIR @ 24" O.C. MAX. MIN. (2) PAIR/GLASS PANEL.
6. 9/16" LAMINATED TEMPERED GLASS COMPOSED (2) 1/4" FULLY TEMPERED GLASS W/ 0.06 SENTRY GLASS PLUS INTERLAYER FILM, SEE GLASS NOTES.



A
X–4.1

GLASS RAILING @ STAIR SECOND FLOOR PLAN VIEW

SCALE: 3/8"=1'–0"

SHOP DRAWING REVIEW

Project Name
De La Concepcion Residence

ROCHELL ENGINEERING

☑ APPROVED ☐ REJECTED
☐ REVISE & RESUBMIT ☐ APPROVED AS NOTED

BY Alex Rochell, PE DATE 8/28/2026

SUBMITTAL# SPEC

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PACHECO ARCHITECTURE, LLC.
SHOP DRAWING REVIEW

■ NO EXCEPTIONS TAKEN ☐ REJECTED
☐ NOTE COMMENTS ☐ RE-SUBMIT

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ON BEHALF OF PACHECO ARCHITECTURE, LLC.

CITY STAMP:

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PROJECT NAME:
8965 SW 63RD COURT

JOB No.: 26 0651 | VERSION: 03 | DATE: 8/27/2026
LOCATION: 8965 SW 63RD CT, PINECREST, FL 33156, USA
CLIENT:
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PM: MARIO MORALES | DRAWN BY: A.F.
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8/27/2026

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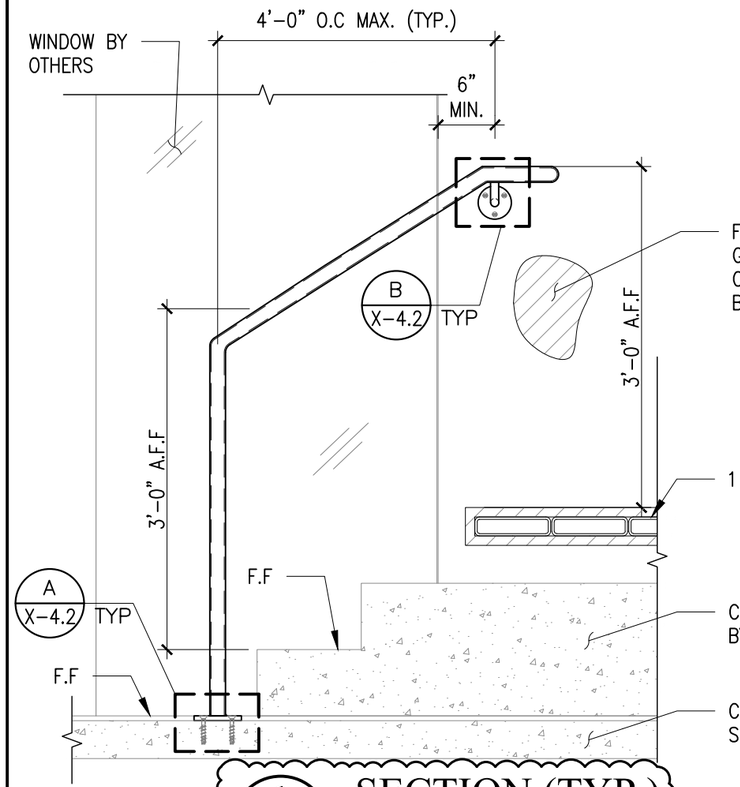
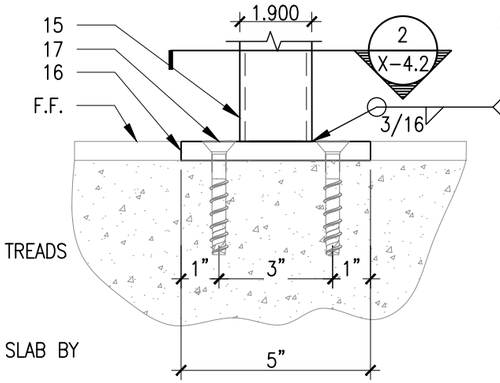
SHEET NAME:
GLASS RAILING @ STAIR SECOND FLOOR PLAN VIEW

X-4.1

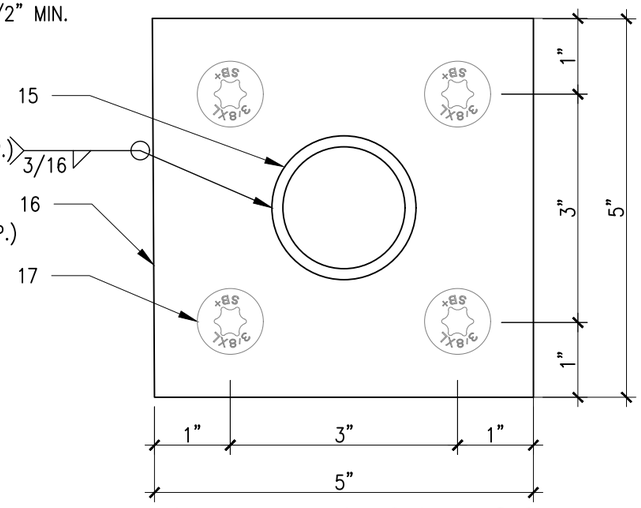


1 SECTION (TYP.)
X-4.2
SCALE: 3/4"=1'-0"

LEGEND:
1. HSS8X2X1/4 STEEL TREAD, Fy=46KSI.
11. ø1.90"X0.145" STEEL ROUND CONTINUOUS HANDRAIL, FY = 42 KSI.
12. ø3/4" STEEL SOLID ROUND BRACKET @ 4'-0" O.C MAX. (TYP.), FY= 36 KSI.
13. ø3-1/2"X1/4" THK. STEEL PLATE, FY=36 KSI.
14. ø1/4" FLAT HEAD SCREW BOLT+ BY DEWALT W/2-1/2" MIN. EMBEDMENT, 2" MIN. SPACING & 2" MIN. EDGE DIST.
15. ø1.90"X0.145" STEEL POST, FY= 42 KSI.
16. PL5X5X3/8 STEEL PLATE, FY=36 KSI.
17. ø3/8" FLAT HEAD SCREW BOLT+ BY DEWALT W/2-1/2" MIN. EMBEDMENT, 3" MIN. SPACING & 4" MIN. EDGE DIST.



A DETAIL (TYP.)
X-4.2
SCALE: 3"=1'-0"



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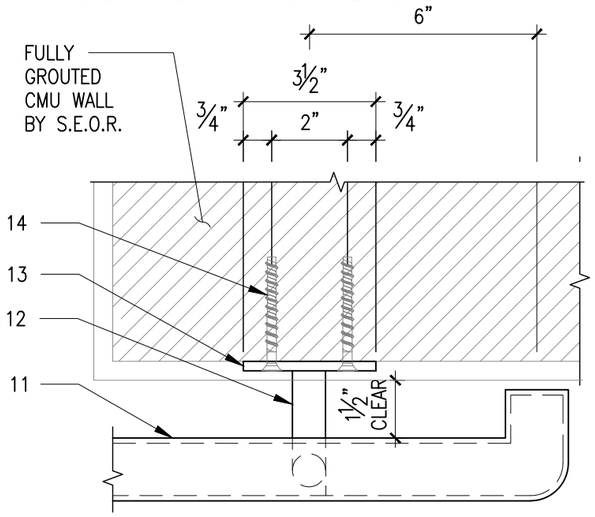
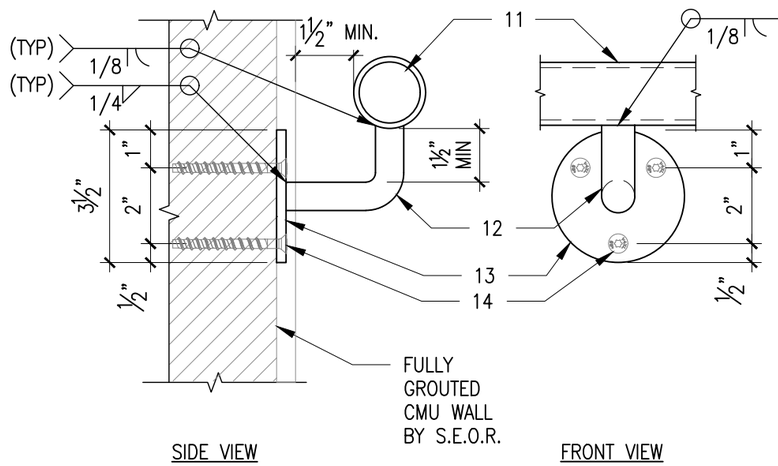
X-4.2
SCALE: 6"=1'-0"



PLAN VIEW



SIDE VIEW

FRONT VIEW

B DETAIL (TYP)
X-4.2
SCALE: 3"=1'-0"

NOTE:
CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR FABRICATION AND INSTALLATION.

SHOP DRAWING REVIEW
Project Name
De La Concepcion Residence
ROCHELL ENGINEERING
☑ APPROVED ☐ REJECTED
☐ REVISE & RESUBMIT ☐ APPROVED AS NOTED
BY Alex Rochell, PE DATE 8/28/2026
SUBMITTAL# SPEC
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PACHECO ARCHITECTURE, LLC.
SHOP DRAWING REVIEW
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DATE: 08-28-26 REVIEWED BY: J. ESTORINO
ON BEHALF OF PACHECO ARCHITECTURE, LLC.

CITY STAMP:

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Phone: (305) 599-8133 info@easterneg.com
www.easterneg.com

PROJECT NAME:
8965 SW 63RD COURT

JOB No.: 26 0651	VERSION: 03	DATE: 8/27/2026

LOCATION:

CLIENT:

PM:	DRAWN BY:
DESIGNED BY:	CHECKED BY:

No.	DESCRIPTION	DATE	APP'D
1	CITY COMMENTS	07/14/26	

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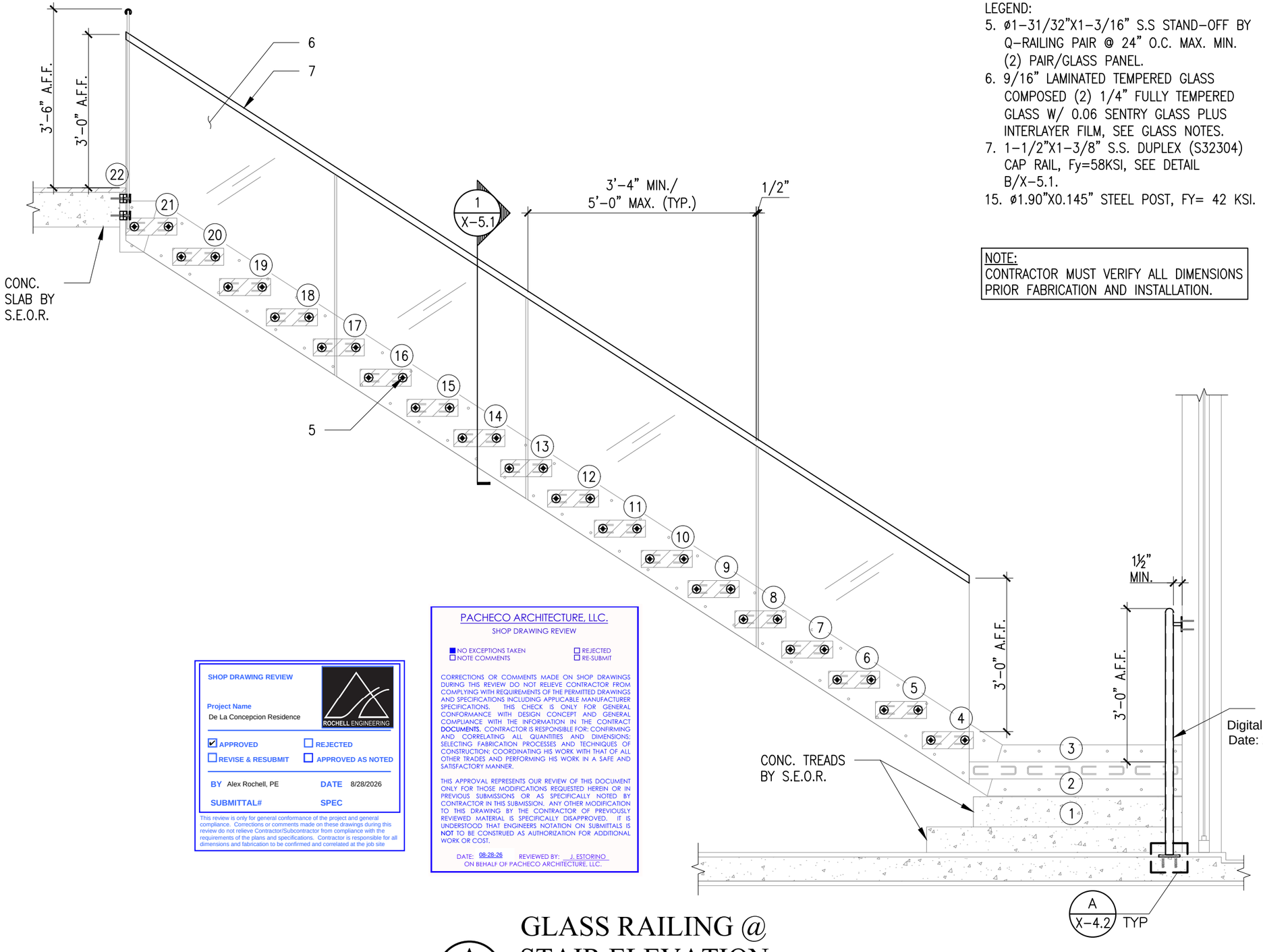
8/27/2026

GONZALO A. PAZ, PE. (Lic No-60734)
CERTIFICATE OF AUTHORIZATION No. 26655

SHEET NAME:

X-4.2



LEGEND:

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6. 9/16" LAMINATED TEMPERED GLASS COMPOSED (2) 1/4" FULLY TEMPERED GLASS W/ 0.06 SENTRY GLASS PLUS INTERLAYER FILM, SEE GLASS NOTES.
7. 1-1/2"X1-3/8" S.S. DUPLEX (S32304) CAP RAIL, Fy=58KSI, SEE DETAIL B/X-5.1.
15. ø1.90"X0.145" STEEL POST, FY= 42 KSI.

NOTE:
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SHOP DRAWING REVIEW

Project Name
De La Concepcion Residence

ROCHELL ENGINEERING

☑ APPROVED ☐ REJECTED
☐ REVISE & RESUBMIT ☐ APPROVED AS NOTED

BY Alex Rochell, PE DATE 8/28/2026

SUBMITTAL# SPEC

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PACHECO ARCHITECTURE, LLC.
SHOP DRAWING REVIEW

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DATE: 08-28-26 REVIEWED BY: J. ESTORINO
ON BEHALF OF PACHECO ARCHITECTURE, LLC.

A X-5.0 GLASS RAILING @ STAIR ELEVATION

SCALE: 1/2"=1'-0"

CITY STAMP:

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Phone: (305) 599-8133 info@easterneg.com
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8/27/2026

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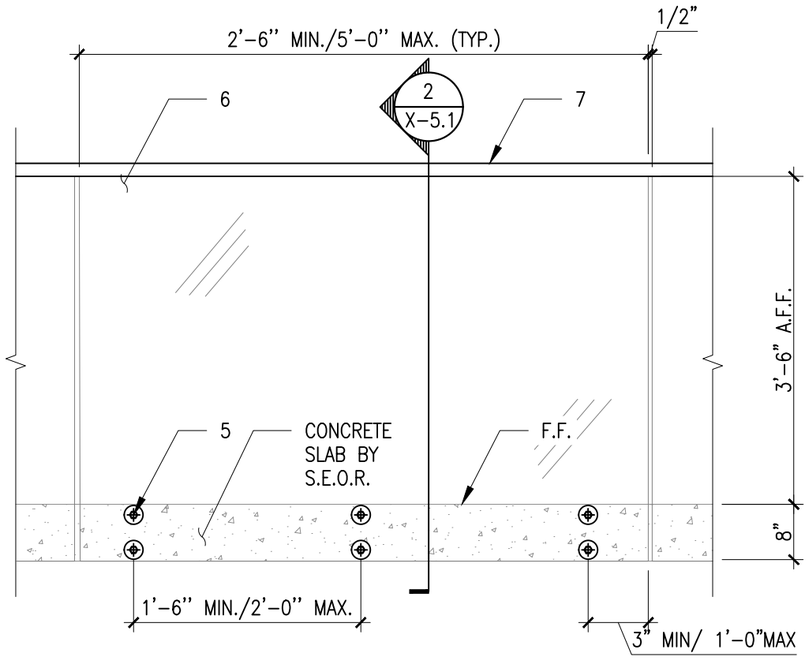
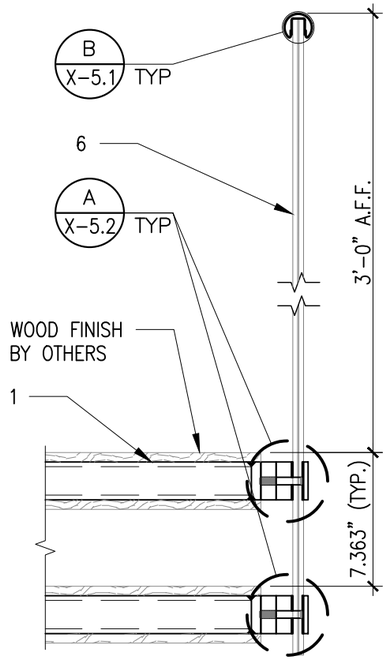
SHEET NAME:
GLASS RAILING @ STAIR ELEVATION

X-5.0



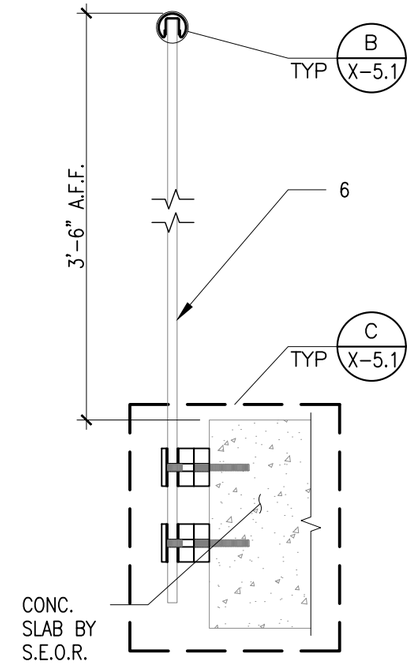
A X-5.1 **RAILING ELEVATION**

SCALE: 3/4"=1'-0"



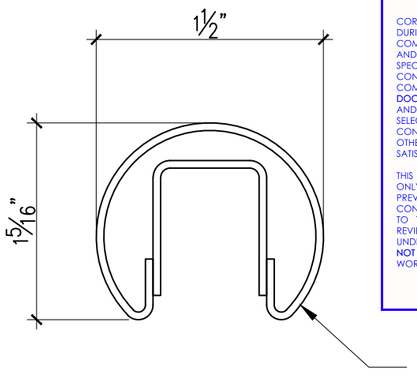
1 X-5.1 **SECTION (TYP.)**

SCALE: 1 1/2"=1'-0"



2 X-5.1 **SECTION (TYP.)**

SCALE: 1 1/2"=1'-0"



B X-5.1 **DETAIL (TYP.)**

SCALE: FULL"=1'-0"

PACHECO ARCHITECTURE, LLC.

SHOP DRAWING REVIEW

■ NO EXCEPTIONS TAKEN
☐ NOTE COMMENTS
☐ REJECTED
☐ RE-SUBMIT

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SHOP DRAWING REVIEW

Project Name
De La Concepcion Residence

ROCHELL ENGINEERING

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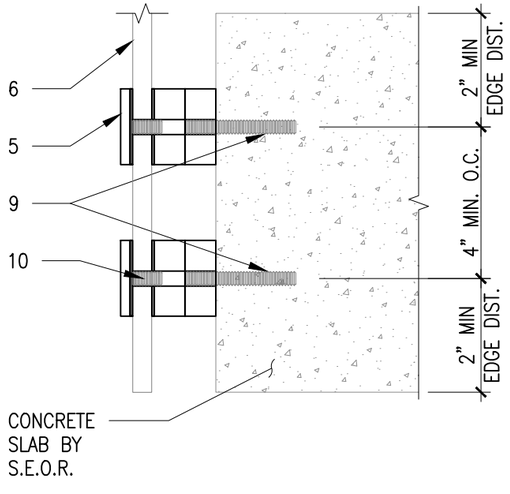

C X-5.1 **CONN. DETAIL**

SCALE: 3"=1'-0"

LEGEND:

1. HSS8X2X1/4 STEEL TREAD, Fy=46KSI.
5. ø1-31/32"X1-3/16" S.S STAND-OFF BY Q-RAILING PAIR @ 24" O.C. MAX. MIN. (2) PAIR/GLASS PANEL.
6. 9/16" LAMINATED TEMPERED GLASS COMPOSED (2) 1/4" FULLY TEMPERED GLASS W/ 0.06 SENTRY GLASS PLUS INTERLAYER FILM, SEE GLASS NOTES.
7. 1-1/2"X1-3/8" S.S. DUPLEX (S32304) CAP RAIL, Fy=58KSI, SEE DETAIL B/X-5.1.
9. ø3/8" THREADED ROD W/ C6+ EPOXY ADHESIVE BY READ HEAD W/ 3-3/8" EMBEDMENT INTO CONCRETE, 4" SPACING & 2" MIN. EDGE DISTANCE, ASTM A307, Fu=45KSI, Fy=27KSI.
10. M10-1.5X15/16" LONG. THREADED ROD.

NOTE:
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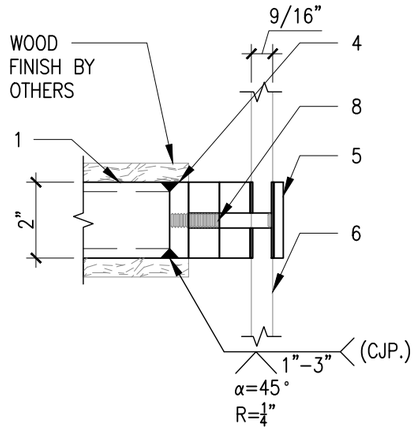
8/27/2026

GONZALO A. PAZ, PE. (Lic No-60734)

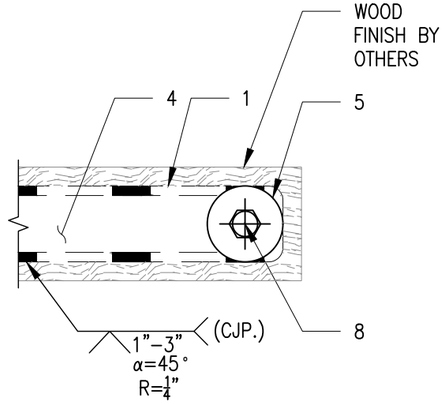
CERTIFICATE OF AUTHORIZATION No. 26655

SHEET NAME:
ELEVATION, SECTIONS & DETAILS

X-5.1



SIDE VIEW



FRONT VIEW

A DETAIL (TYP.)

X-5.2

SCALE: 3"=1'–0"

LEGEND:

1. HSS8X2X1/4 STEEL TREAD, Fy=46KSI.
4. PL3/8X2X8 STEEL PLATE, Fy=36KSI.
5. ø1–31/32"X1–3/16" S.S STAND–OFF BY Q–RAILING PAIR @ 24" O.C. MAX. MIN. (2) PAIR/GLASS PANEL.
6. 9/16" LAMINATED TEMPERED GLASS COMPOSED (2) 1/4" FULLY TEMPERED GLASS W/ 0.06 SENTRY GLASS PLUS INTERLAYER FILM, SEE GLASS NOTES.
8. ø3/8" S.S. THREADED ROD W/ 3/8" MIN. THREAD PENETRATION.

NOTE:
CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR FABRICATION AND INSTALLATION.

SHOP DRAWING REVIEW

Project Name
De La Concepcion Residence

ROCHELL ENGINEERING

☑ APPROVED ☐ REJECTED
☐ REVISE & RESUBMIT ☐ APPROVED AS NOTED

BY Alex Rochell, PE DATE 8/28/2026

SUBMITTAL# SPEC

This review is only for general conformance of the project and general compliance. Corrections or comments made on these drawings during this review do not relieve Contractor/Subcontractor from compliance with the requirements of the plans and specifications. Contractor is responsible for all dimensions and fabrication to be confirmed and correlated at the job site

PACHECO ARCHITECTURE, LLC.

SHOP DRAWING REVIEW

■ NO EXCEPTIONS TAKEN ☐ REJECTED
☐ NOTE COMMENTS ☐ RE-SUBMIT

CORRECTIONS OR COMMENTS MADE ON SHOP DRAWINGS DURING THIS REVIEW DO NOT RELIEVE CONTRACTOR FROM COMPLYING WITH REQUIREMENTS OF THE PERMITTED DRAWINGS AND SPECIFICATIONS INCLUDING APPLICABLE MANUFACTURER SPECIFICATIONS. THIS CHECK IS ONLY FOR GENERAL CONFORMANCE WITH DESIGN CONCEPT AND GENERAL COMPLIANCE WITH THE INFORMATION IN THE CONTRACT **DOCUMENTS.** CONTRACTOR IS RESPONSIBLE FOR: CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS; SELECTING FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION; COORDINATING HIS WORK WITH THAT OF ALL OTHER TRADES AND PERFORMING HIS WORK IN A SAFE AND SATISFACTORY MANNER.

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DATE: 08-28-26 REVIEWED BY: J. ESTORINO
ON BEHALF OF PACHECO ARCHITECTURE, LLC.

CITY STAMP:

Eastern Engineering Group
3401 NW 82nd Avenue Suite 370 Doral, FL 33122
Phone: (305) 599-8133 info@easterneg.com
www.easterneg.com

PROJECT NAME:
8965 SW 63RD COURT

JOB No.: 26 0651 | VERSION: 03 | DATE: 8/27/2026

LOCATION: 8965 SW 63RD CT, PINECREST, FL 33156, USA

CLIENT:
INTERNATIONAL IRON WORKS, LLC

PM: MARIO MORALES | DRAWN BY: A.F.

DESIGNED BY: M.E.P. | CHECKED BY: GONZALO A. PAZ

No.	DESCRIPTION	DATE	APP'D

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Digitally signed by Gonzalo A Paz
Date: 2026.08.31 09:55:32-04'00'

GONZALO A. PAZ LICENSE No 60734 STATE OF FLORIDA PROFESSIONAL ENGINEER

8/27/2026

GONZALO A. PAZ, PE. (Lic No-60734)

CERTIFICATE OF AUTHORIZATION No. 26655

SHEET NAME:
DETAIL

X-5.2